



OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

TOWN OF VERNON

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Minutes – Special Meeting – July 28, 2022

Chairman Hurd called the meeting to order at 7:36 p.m. at the Vernon Historical Society, 734 Hartford Turnpike, Vernon.

1.0 Roll Call – Members present were Hurd, Quinn, and Nelson. Absent were Saucier and Olson. Alternates absent were Nicholson, Sierakowski and Trapp. Also present was Shaun Gately, Director of Development Services. Members of the public present were Robert Letendre, Karinna Bakker, Simona Bakker and Kyle Keegan of East Coast Metal Roofing.

2.0 Approval of Minutes

2.1 Special Meeting – May 24, 2022 – There being no additions or corrections, a motion was made by Nelson, seconded by Quinn, and unanimously voted to approve the minutes of the May 24, 2022 Special Meeting.

3.0 Communications – None received

4.0 Review of PZC, ZBA, and Demolition Applications – None

5.0 Public Hearings for a Certificate of Appropriateness

5.1 Request for a Certificate of Appropriateness from Friends of Valley Falls for the installation of a stainless-steel liner in the chimney; tear down the existing chimney to the roof line and duplicate the old chimney with similar brick and configuration. A stone cap is also proposed at 345 Valley Falls Road, (Assessor ID: Map 35, Block 136, Parcel 00003).

The Public Hearing was opened at 7:40 by Chairman Hurd. Secretary Nelson read the Legal Notice published in the Journal Inquirer on July 22, 2022.

Robert Letendre, 29 Gottier Drive, and Treasurer of the Friends of Valley Falls presented the proposed work on the 1850 farm house with photos and drawings. Mortar is missing from the exposed chimney causing moisture to leak into the house. Two contractors were contacted for proposals on the necessary work. Similar bricks, chimney liner, copper flashing and a bluestone cap will be used. The chosen contractor is Spotless Chimney of Vernon. Discussion ensued. There were no comments from the public. The Public Hearing was closed at 7:47 p.m.

A motion was made by Quinn, seconded by Nelson and unanimously voted to accept the application as presented and to grant the Certificate of Appropriateness for the chimney work at 345 Valley Falls Road.

5.2 Request for a Certificate of Appropriateness from East Coast Metal Roofing for an installation of a strip roof, ice and water shield, and Permalock roofing system. The new roofing material will be an aluminum metal shingle designed to look like an asphalt shingle, proposed at 79 Main Street, (Assessor ID: Map 01, Block 158A, Parcel 00011).

The Public Hearing was opened at 7:53 p.m. by Chairman Hurd. Secretary Nelson read the Legal Notice published in the Journal Inquirer on July 22, 2022.

Kyle Keegan, representing the contractor East Coast Roofing, showed pictures of homes where a similar product has been installed and a sample of the aluminum locking sheet. A plywood underlayment will be used, if necessary. Flashing and a ridge vent system will also be used. Owners Karinna and Simona Bakker of 79 Main Street spoke briefly. Discussion ensued. There were no comments from the public. The Public Hearing was closed at 8:05 p.m.

A motion was made by Quinn, seconded by Nelson, and unanimously voted to accept the application as submitted and to grant the Certificate of Appropriateness for roof replacement at 79 Main Street in the Historic Talcottville section of Vernon.

6.0 Unfinished Business

6.1 Study of the Strong Farm, War Memorial Tower, Lucina Chapel and Hockanum Company House – status of report

Surveyor maps of each of the projects will be available for the September meeting. A public hearing will be planned to receive comments.

7.0 Adjourn – A motion was made by Quinn, seconded by Nelson, and unanimously voted to adjourn the meeting. The meeting was adjourned at 8:15 p.m.



Carol S. Nelson, Secretary

Date Approved: